



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

County Counsel
Director of Planning

At its meeting held April 5, 2005, the Board took the following action:

67

At the time and place regularly set, notice having been duly given, the following item was called up:

De novo hearing on Conditional Use Permit Case No. 01-241-(5), and Mitigated Negative Declaration, to authorize continued use of an existing unpermitted winery to be relocated to a new building in the A-1 zone; increase annual wine production from 15,000 to 50,000 gallons; authorize winery tours and tasting, wine bottling, retail sales, 18 annual special events with a maximum of 200 guests per event; one single family residence, one temporary office trailer, a sports and activity field, a water well to serve two parcels; and the sale of wine for on and off-site consumption on property located at 9640 Sierra Hwy., Agua Dulce, Soledad Zoned District, applied for by Agua Dulce Vineyards, LLC. (Appeal from Regional Planning Commission's approval)

All persons wishing to testify were sworn in by the Executive Officer of the Board. Kevin Johnson, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. No interested persons addressed the Board. No correspondence was presented.

(Continued on Page 2)

Supervisor Antonovich made the following statement:

“On November 3, 2004 the Regional Planning Commission approved the Conditional Use Permit application for Agua Dulce Winery. After the Regional Planning Commission determination, a representative of the adjacent community of Sierra Colony recently filed an appeal. At my request the applicant and the appellant entered into negotiations to reach consensus on a number of additional conditions that would be mutually acceptable. The Board continued the case at our March 22, 2005 meeting due to the progress being made in the negotiations.

“Representatives of both the applicant and the appellant recently contacted my office to report a successful conclusion to their negotiations. Both parties agree that the Regional Planning Commission determination should be sustained, but that additional conditions should be added. All parties agree that the following conditions should be incorporated into any Board determination concerning the Agua Dulce Winery:”

- Special events shall be wine-tasting events (no weddings or carnivals) that shall not exceed one day in duration, nor shall there be more than two events per month.
- Special events shall not be permitted on legal holidays.
- Special events shall not exceed a maximum of 200 people.
- The Sierra Paloma Valley Water District Board of Directors shall be notified in advance of all special events at least 14 days in advance.
- During all special events, there shall be security personnel and barricades on Caprock to prevent winery event guests from driving into the Sierra Colony neighborhood. Security personnel shall direct traffic on Sierra Highway to alleviate traffic congestion during events and assist Sierra Colony residents entering Sierra Highway during special events.

(Continued on Page 3)

67 (Continued)

- The existing equipment (i.e., tractors behind Sweetwater Drive) shall be removed or hidden from view within 30 days of the Board action on this matter.
- The 100-space overflow parking area for special events shall be paved.
- Imported grapes may only be obtained from vineyards that are located within 20 miles of the subject property.
- The applicant shall make good faith efforts to insure that truck traffic is kept to a minimum. Deliveries shall be made during non-peak traffic hours.
- Prior to obtaining permits for building or street construction, the applicant shall present their proposed design to the Sierra Paloma Valley Water District Board of Directors.

Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Knabe, unanimously carried, the Board closed the hearing and took the following actions:

1. Adopted the mitigated negative declaration and mitigation monitoring program prepared for the project;
2. Indicated its intent to sustain the Regional Planning Commission's decision approving Conditional Use Permit Case No. 01-241-(5) with conditions; and
3. Directed County Counsel to prepare the necessary findings and conditions, incorporating the aforementioned conditions recommended by Supervisor Antonovich, for final approval.

04040505_ 67

Copies distributed:

Each Supervisor
Acting Director of Public Works
Agua Dulce Vineyards, LLC.